



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
FEBRUARY 8, 2018
1:30 P.M.**

REVISED MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Commissioner Pickett present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner Cummings
Commissioner P. Hernandez
Commissioner Muñoz
Commissioner Pickett
Commissioner S. Hernandez
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner Livingston

AGENDA

Commissioner Muñoz read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, Cummings, P. Hernandez, Muñoz, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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Kimberly Forsyth, Program Manager for Planning & Inspections, recognized Mr. Tony Benitez and Ms. Edith Brannon who served on the City Plan Commission and thanked them for their service to the community and their dedication to the Commission.

Ms. Brannon thanked the commission and staff for their support.

Mr. Benitez also thanked staff for all their help and support.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

Sylvia Carreon, President of the Mission Valley Civic Association, spoke concerning the way the Commission handled case PZRZ17-00029 at the previous CPC meeting. She feels the commissioner shouldn't have denied the rezoning request.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination (Reconsideration):

1. **SUSU17-00073:** William H. Burges Subdivision – Tract 4D, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
- | | |
|------------------|---|
| Location: | South of Edgemere and East of Airway |
| Existing Zoning: | R-4 (Residential) |
| Property Owner: | El Paso Independent School District |
| Representative: | Brock and Bustillos, Inc. |
| District: | 3 |
| Staff Contact: | Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov |

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant is back for reconsideration as the applicant is requesting the following changes to the previously approved subdivision: (1) A change in property boundary from what was initially approved; (2) As a result of the boundary change, there is no longer a rock wall encroachment along W. H. Burges Drive; (3) An existing garden rock wall will be removed so that there are no encroachments along Edgemere Boulevard. Since there are no further encroachments onto public rights-of-way, the

condition previously imposed will be removed. Staff recommends approval of William H. Burges Subdivision on a major combination basis.

Aaron Alvarado, with Brock & Bustillos, concurred with staff's comments.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE SUSU17-00073.**

Motion passed.

Major Combination:

2. **SUSU18-00002:** Johnson – Morehead School Subdivision – Tracts 4E and 4H, AF Miller Survey No. 215, City of El Paso, El Paso County, Texas
- Location: South of Mesa & East of Mesa Hills
Existing Zoning: R-3 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock & Bustillos, Inc.
District: 8
Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **POSTPONE SUSU18-00002 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 22, 2018.**

Motion passed.

3. **SUSU18-00004:** Lincoln Middle Subdivision – Tracts 11, 12A, and 13B, Block 5, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Redd Road & West of Doniphan
Existing Zoning: R-1 (Residential) and R-2 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock & Bustillos, Inc.
District: 1
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to subdivide 62.6512 acres of land into 4 school lots. Primary access to the proposed subdivision is from Lindbergh Avenue, Mara Drive, Mulberry Avenue, and Warriors Drive. The applicant is requesting the following exception request: *To waive the required improvements to Lindbergh Avenue, Mulberry Avenue, and Warriors Drive.* This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Lincoln Middle Subdivision on a major combination basis; however, staff does not recommend approval of the exception request.

Joaquin Rodriguez, with the EPISD, does not concur with staff's comments. He noted that the Lincoln School site is huge but a large portion of that is the Coronado High School Agricultural Farm. The entire section of Lindbergh and a section of Warriors, where the exception is being sought, is adjacent to the Coronado agricultural farm. Title 19 of the Subdivision Code, gives guidance that sidewalks should not be required in those areas where it is desired to preserve agricultural uses. Sidewalks that were installed along Lindbergh were installed by the City as part of the Upper Valley Drainage Improvement Project. At that point, the city chose not to abide by its own design standards. There is a shared irrigation ditch that goes to people with water

rights. Moving the sidewalk would require them to eliminate a number of trees that are currently between the sidewalk and that irrigation canal. Relocating the sidewalk directly adjacent to the irrigation canal would not be the most desirable circumstance. They are doing DSC standard improvements along Warriors Drive, which would be directly in front of the reconstructive Lincoln school site. The section of Warriors, where no improvements are proposed, is adjacent to the Coronado Agriculture Farm.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Cummings, and unanimously carried to **APPROVE THE APPLICATION FOR THE SUBDIVISION BUT NOT APPROVE THE WAIVERS ON LINDBERG AVENUE AND WARRIORS DRIVE.**

Motion passed.

PUBLIC HEARING Street Name Change:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **HEAR SUNC17-00001 AND SUNC17-00002 TOGETHER.**

Motion passed.

4. **SUNC17-00001:** Robert Brown Avenue
Location: Alberta Avenue between Raynolds and Concepcion
Property Owner: City of El Paso
Representative: Ted Houghton
District: 8
Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
5. **SUNC17-00002:** Rick Francis Street
Location: Concepcion Street between Rosa and Alameda
Property Owner: City of El Paso
Representative: Ted Houghton
Districts: 8 & 3
Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

Jim Henry, Planner, gave a presentation and noted that these items are proposed street name changes. The applicant proposes to change a portion of Alberta Avenue to Robert Brown Avenue and the second proposed street name change is for a portion of Concepcion Street to Rick Francis Street. The area adjacent to the proposed name changes will eventually become part of the Texas Tech Medical Center campus. Texas Tech owns all of the property along Alberta Avenue between Raynolds and Concepcion with the exception of two properties; however, the applicant has received the consent of these property owners. On December 12, 2017, City Council discussed and took action to accept applications for street name changes. The motion passed unanimously. Staff did not receive any objections to the request. Staff recommends approval of the street name changes.

Commissioner **P. Hernandez** noted that the gentlemen whose names are proposed to be placed on these street sites are outstanding El Pasoans who have made tremendous contributions in business and in the community.

Lisa Badilla, Managing Director for Texas Tech, concurred with staff's comments.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by **Commissioner P. Hernandez**, seconded by Commissioner Bonart, and unanimously carried to **APPROVE SUNC17-00001 AND SUNC17-00002.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

6. **SUSU17-00082:** Montana Commons – A portion of Section 28 and 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, and a Replat of Block 1, Lots 1, 2, 3 & 4, El Cruzero, City of El Paso, El Paso County, Texas
- Location: North of Montana & East of Purple Heart
Existing Zoning: C-4 (Commercial)
Property Owners: Justice Road Exchange LLC and J Cesar Viramontes
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **POSTPONE SUSU17-00082 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 22, 2018.**

Motion passed.

7. **SUSU18-00007:** Parkland Addition Replat E – A replat of Lots 86, 87,88 and 89, First Supplemental Map of Parkland Addition, City of El Paso, El Paso County, Texas
- Location: North of Woodrow Bean & East of McCombs
Existing Zoning: C-3 (Commercial)
Property Owner: EP Dyer Renal Construction LLC.
Representative: Brock & Bustillos Inc.
District: 4
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to resubdivide 2.7548 acres into one lot. The purpose of the replat is to create one lot from two existing parcels. Access to the subdivision is from Dyer Street and Pheasant Road. This development is being reviewed under the current subdivision code. The applicant is requesting the following exception: *To waive the required 5' landscape parkway along Dyer Street.* Staff recommends approval of Parkland Addition Replat E on a resubdivision basis.

Aaron Alvarado, with Brock & Bustillos, concurred with staff's comments.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner S. Hernandez, and carried to **APPROVE SUSU18-00007.**

AYES: Commissioner Cummings, P. Hernandez, Muñoz, Pickett, S. Hernandez, and Uribe

NAYS: Commissioner Bonart

ABSTAIN: N/A

ABSENT: Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (6 – 1 vote)

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PUBLIC HEARING ROW Vacation:

8. **SURW17-00002:** Alberta-Raynolds Alley Vacation – All of the alley between Raynolds St. and Concepcion St., Block 2, Val Verde Addition, City of El Paso, El Paso County, Texas
- Location: North of Alameda and East of Raynolds
- Existing Zoning: SCZ – T6 (Smart Code Zone – Urban Core)
- Request: Alley Vacation
- Property Owner: City of El Paso
- Representative: Texas Tech University Health Sciences Center at El Paso
- District: 8
- Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

POSTPONED FROM FEBRUARY 9 AND 23, MARCH 9 AND 23, APRIL 20, JUNE 15, SEPTEMBER 7, OCTOBER 19, AND NOVEMBER 16 AND 30, 2017, AND JANUARY 25, 2018.

Armida Martinez, Planner, gave a presentation and noted that the applicant is requesting to vacate 20' wide public alley located within Block 2, Valverde addition. The applicant, Tech University Health Sciences Center of El Paso, proposes to vacate the alley to construct facilities that will serve the future construction of the Medical Science Building II. Two letters of support were received from the Medical Center of Americas Foundation and University Medical Center of El Paso. Staff recommends approval of Alberta-Raynolds Alley Vacation with the following condition: *That the applicant reserve EPEC, EPW, and Time Warner Cable easements to be dedicated by separate instruments prior to City Council approval.*

Lisa Badillo, with Texas Tech University Health Sciences Center at El Paso, concurred with staff's comments.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SURW17-00002 WITH THE CONDITION THAT THE APPLICANT RESERVE EPEC, EPW, AND TIME WARNER CABLE EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENTS PRIOR TO CITY COUNCIL APPROVAL.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

9. **PZRZ17-00013:** Lot A, Block 1, Scotsdale Addition, City of El Paso, El Paso County, Texas
- Location: 9426 Montana Ave.
- Existing Zoning: C-1 (Commercial)
- Request: From C-1 (Commercial) to C-3 (Commercial)
- Existing Use: Liquefied petroleum gas (storage & dispensing)
- Proposed Use: Other Retail Establishment (High Volume)
- Property Owner: Albert Nabhan
- Representative: Ray Mancera
- District: 3

Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **MOVE ITEMS 9 AND 10 TO BE HEARD BEFORE ITEM #14.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **AMEND THE AGENDA.**

Motion passed.

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting a rezoning from C-1 (Commercial) to C-3 (Commercial) to accommodate a retail establishment for the property located at 9426 Montana Avenue. The area of the rezoning request is .5 acres in size. The submitted site plan shows an existing 1,664 square feet building; however, after visiting the site, staff noticed that there is current construction for a building approximately 6,685 square feet. The current use of the property is a liquefied petroleum gas (storage & dispensing) facility. Staff recommends denial of the rezoning request for the following reason, the site plan does not match what's currently at the site.

Ray Mancera, representing the applicant, asked the commission to approve the rezoning from C-1 to C-3 since the zoning is compatible with the surrounding land uses.

Alex Hoffman, Deputy Director for Planning & Inspections, clarified that staff is not opposed to the rezoning request but is recommending denial because it is an incomplete application. The way the notice was published does not meet procedural standards.

Karla Nieman, Assistant City Attorney, noted that staff is recommending denial of the request because the applicant refused to withdraw his application. Staff is requesting that the applicant abide by the same rules that all other applicants abide by.

Raul Garcia, Lead Planner, noted that the reason it took so long for this application to come before the commission is because staff was not able to obtain the correct information from the applicant. Once staff received this information, the application moved forward. He noted that staff was never informed that a new building was being built. The construction has been up since September and this application was submitted in late June. It wasn't until staff went out to the site to take pictures, that staff became aware that a completely different building was there.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe to **APPROVE PZRZ17-00013.**

Commissioner Uribe withdrew his motion.

3RD MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Cummings, and unanimously carried to **POSTPONE PZRZ17-00013 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 22, 2018.**

Motion passed.

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10. **PZRZ17-00028:** Lot 32 and the east 16 2/3 feet of Lot 31, Block 285, Pierce Finley, an addition to the City of El Paso, El Paso County, Texas
- Location: 1031 Arizona Ave.
Existing Zoning: A-2 (Apartment)
Request: From A-2 (Apartment) to S-D (Special Development)
Existing Use: Single-family Dwelling
Proposed Use: Office Professional
Property Owner: Will Dylan Investments, Inc.
Representative: Ray Mancera
District: 8
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting to rezone from A-2 (Apartment) to S-D (Special Development) to allow a professional office. The current use of the property is a single-family dwelling. Access to the subject property is from Arizona Avenue and the rear alley. Staff did not receive any calls in support or opposition to the special permit request. Staff recommends denial of the rezoning request.

Ray Mancera, concurred with staff's comments.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ17-00028.**

Motion passed.

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11. **PZRZ17-00031:** Lot 1, Block 166, Tierra Del Este Unit 48, City of El Paso, El Paso County, Texas
- Location: 12798 Edgemere Boulevard
Existing Zoning: C-1 (Commercial)
Request: From C-1 (Commercial) to C-2 (Commercial)
Existing Use: Shopping Center
Proposed Use: Ballroom
Property Owner: Dual Enterprises, LLC
Representative: Sonia Barrandey
District: 5
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **HEAR PZRZ17-00031 AND PZST17-00037 TOGETHER.**

Motion passed.

Andrew Salloum, Senior Planner, gave a presentation and noted that these applications are for rezoning and a special permit. The subject property is 2.11 acres in size and is currently a shopping center. The applicant is requesting to rezone from C-1 (Commercial) to C-2 (Commercial) to allow for a ballroom with a special permit approval. Access to the subject property is proposed from Edgemere Boulevard and Tierra Fertil Drive. Staff received five letters and a petition with 25 signatures in opposition. Their concern was Increase in traffic, trash, and parking. Staff also received a petition with 100 signatures in support of the rezoning request. Staff recommends approval of the rezoning request, special permit and the detailed site plan.

Claudia Salais, Managing Partner for Dual Enterprises, concurred with staff's comments and addressed concerns from the neighborhood.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request.

The following people from the public spoke concerning this item.

- John Birkelbach, representing the adjacent property owners, noted that a C-2 zone is incompatible. He expressed his concerns about the parking issue, noise, and light pollution for an outdoor patio.
- Luis Rangel, Realtor, spoke in favor of the rezoning request.
- Evangelina Sotelo de Salazar requested that someone translate for her but noted that she is in favor of the rezoning request. Raul Garcia, Lead Planner, translated for Ms. Salazar
- Roman Salazar spoke in favor of the request.
- John Martin spoke in opposition expressing his concern about trash and increase in traffic.

Claudia Salais presented her rebuttal and responded to concerns expressed by those in opposition.

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner P. Hernandez, and carried to **DENY THE REZONING REQUEST AND THE SPECIAL PERMIT REQUEST.**

AYES: Commissioner Bonart, Cummings, P. Hernandez, Pickett, S. Hernandez, and Uribe

NAYS: Commissioner Muñoz

ABSTAIN: N/A

ABSENT: Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (6 – 1 vote)

PUBLIC HEARING Special Permit Applications:

12. **PZST17-00016:** Lot 15, Block 25, Map of Indian Ridge Subdivision Unit 2, an addition to the City of El Paso, El Paso County, Texas
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|------------------|--|
| Location: | 11260 Thundercloud Dr. |
| Existing Zoning: | R-3 (Residential) |
| Request: | Infill Special Permit to allow setback reduction |
| Existing Use: | Single-family, Dwelling |
| Property Owners: | Luis Pizaña & Loreina Pizana |
| Representative: | CAD Consulting |
| District: | 5 |
| Staff Contact: | Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov |

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **POSTPONE PZST17-00016 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 22, 2018.**

Motion passed.

13. **PZST17-00035:** A portion of Lot 1, Block 1, Centre Court, City of El Paso, El Paso County, Texas
 Location: 5901 Upper Valley Road
 Existing Zoning: R-2/c/sp (Residential/condition/special permit)
 Request: Special Permit to allow Personal Wireless Service Facility (PWSF) in R-2 (Residential) zone district
 Existing Use: Church
 Proposed Use: Ground-mounted PWSF
 Property Owner: Rey De Reyes Evangelical Free Church
 Representative: Romano & Associates, LLC
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
POSTPONED FROM JANUARY 25, 2018

Andrew Salloum, Senior Planner, gave a presentation and noted that this application was heard by this body at the last CPC meeting but was postponed to allow the applicant to meet with the residents. There is a revised staff report. Staff received 5 phone calls, 2 letters, and a petition with a total of 28 signatures in opposition to the special permit request. Staff recommends approval of the special permit. Mr. Salloum deferred to the applicant to provide an update of the meeting held with the residents.

Alan Potter, representing the applicant, noted that after the previous CPC meeting, he met with Mr. Manfred Budtke and discussed the proposals and shared some ideas. Concerning the landscaping issue, the applicant and the church owner agreed to add some landscaping and trees along the church property line and close to the cul-de-sac. The visual structure of the tower was also discussed. The color scheme was changed from white to tan and brown access. He encouraged the commission to review the facts and the new proposed changes and give them a recommendation for approval.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request.

- Manfred Budtke noted that since the previous CPC meeting he spoke with neighbors and obtained more signatures in opposition to this request. They feel this tower will decrease the value of their properties.

1ST MOTION:

ACTION: Motion made by Commissioner Bonart, to **APPROVE PZST17-00035 WITH LANDSCAPING AND NEW COLOR SCHEME.**

Motion died for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner P. Hernandez, and unanimously carried to **DENY PZST17-00035.**

AYES: Commissioner Cummings, P. Hernandez, Muñoz, Pickett, S. Hernandez, and Uribe

NAYS: Commissioner Bonart

ABSTAIN: N/A

ABSENT: Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (6 – 1 vote)

Commissioner Uribe left the meeting after discussion on this item.

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14. **PZST17-00037:** Lot 1, Block 166, Tierra Del Este Unit 48, City of El Paso, El Paso County, Texas
Location: 12798 Edgemere Boulevard
Existing Zoning: C-1 (Commercial)
Request: Special Permit approval to allow for ballroom in C-2 Commercial zone district
Existing Use: Shopping Center
Proposed Use: Ballroom
Property Owner: Dual Enterprises, LLC
Representative: Sonia Barrandey
District: 5
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

1ST ACTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **HEAR PZRZ17-00031 AND PZST17-00037 TOGETHER.**

Motion passed.

2ND ACTION:

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner P. Hernandez, and carried to **DENY THE REZONING REQUEST AND THE SPECIAL PERMIT REQUEST.**

AYES: Commissioner Bonart, Cummings, P. Hernandez, Pickett, S. Hernandez, and Uribe

NAYS: Commissioner Muñoz

ABSTAIN: N/A

ABSENT: Commissioner Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (6 – 1 vote)

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Other Business:

15. Discussion and action on the City Plan Commission minutes for:

- a. January 18, 2018 (Annual Meeting)
- b. January 25, 2018

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JANUARY 18 AND 25, 2018.**

Motion passed.

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16. Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.22 (Nonconforming Situations), amending Section 20.22.080 (Property Affected by Right-of-Way Acquisitions) to all for properties affected by right-of-way acquisitions to be exempt from certain zoning regulations to register as legal nonconforming.

Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Deputy Director for Planning & Inspections, gave a presentation and noted that the purpose of this amendment is for properties affected by right-of-way acquisition. He presented an overview of the amendment.

Commissioner Pickett asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.22 (NONCONFORMING SITUATIONS), AMENDING SECTION 20.22.080 PROPERTY AFFECTED BY RIGHT-OF-WAY ACQUISITION TO ALLOW FOR PROPERTIES AFFECTED BY RIGHT-OF-WAY ACQUISITIONS TO BE EXEMPT FROM CERTAIN ZONING REGULATIONS AND TO REGISTER AS LEGAL NONCONFORMING. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.04 OF THE EL PASO CITY CODE.**

Motion passed.

17. Planning Report:

a. Discussion on Parking Reductions

Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Lead Planner, gave a presentation and noted that this item is being presented in response to concerns expressed from the commission in regards to potential impacts on parking reductions. Staff presented a report to the commission showing the statistics on parking requests received within the past five years.

Alex Hoffman noted that staff would really appreciate the commission's feedback.

Commissioner P. Hernandez noted that any consideration of parking reduction be required to take special consideration for the military community and disabled Veterans.

NO ACTION WAS TAKEN.

b. Changes to CPC By-Laws

Kimberly Forsyth, Program Manager for Planning & Inspections, noted that this item was discussed at the City Plan Commission Annual meeting. Staff has no proposed changes at this time. If the commission has any changes, they can email those changes to staff and staff will place an item on the agenda at a future meeting.

NO ACTION WAS TAKEN.

ADJOURNMENT:

Motion made by Commissioner Bonart, seconded by Commissioner S. Hernandez, and unanimously carried to adjourn this meeting at 4:20 p.m.

Approved as to form:

Alex Hoffman, Executive Secretary, City Plan Commission